

## Sold Price Analysis Report (June 01, 2009 to June 30, 2009)

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	80841978	898 Lakehaven Drive	\$498,888	\$498,888	\$470,000	94%	94%	242
Sunnyvale	80780135	616 Cypress Avenue	\$499,950	\$375,000	\$353,000	71%	94%	575
Sunnyvale	80820448	850 San Mateo Court	\$649,000	\$574,000	\$545,000	84%	95%	380
Sunnyvale	80829038	538 South Mathilda Avenue	\$975,000	\$675,000	\$638,625	66%	95%	212
Sunnyvale	80849129	1612 Warbler Way	\$788,000	\$685,000	\$650,000	82%	95%	106
Sunnyvale	80850536	583 Madrone Avenue	\$504,900	\$429,900	\$452,000	90%	105%	119
Sunnyvale	80901853	1582 Belleville Way	\$1,069,000	\$1,069,000	\$955,000	89%	89%	192
Sunnyvale	80902062	764 Lowell Court	\$850,000	\$799,000	\$740,000	87%	93%	105
Sunnyvale	80903086	451 South Frances Street	\$788,000	\$748,000	\$735,000	93%	98%	107
Sunnyvale	80905426	1604 Samedra Street	\$1,049,000	\$919,000	\$920,000	88%	100%	102
Sunnyvale	80907020	814 Gary Avenue	\$825,000	\$790,000	\$750,000	91%	95%	71
Sunnyvale	80907522	196 Carbonera Avenue	\$799,000	\$739,000	\$700,000	88%	95%	70
Sunnyvale	80907865	701 Jackpine Court	\$589,900	\$624,900	\$624,900	106%	100%	94
Sunnyvale	80909840	1364 Navarro Drive	\$1,598,800	\$1,478,000	\$1,450,000	91%	98%	72
Sunnyvale	80910318	1467 Owensound Drive	\$1,098,000	\$1,098,000	\$975,000	89%	89%	52
Sunnyvale	80910722	790 Lusterleaf Drive	\$775,000	\$758,500	\$718,000	93%	95%	62
Sunnyvale	80910956	899 South Knickerbocker Drive	\$670,000	\$670,000	\$655,000	98%	98%	61
Sunnyvale	80912125	827 San Petronio St. Street	\$485,900	\$485,900	\$460,000	95%	95%	196
Sunnyvale	80912320	1034 Lochness Court	\$878,888	\$858,888	\$835,000	95%	97%	54
Sunnyvale	80912357	138 Cirrus Avenue	\$785,000	\$785,000	\$755,000	96%	96%	64
Sunnyvale	80912559	1378 Socorro Avenue	\$375,000	\$375,000	\$350,000	93%	93%	47
Sunnyvale	80912909	775 Lakebird Drive	\$352,000	\$352,000	\$322,000	91%	91%	200
Sunnyvale	80913306	849 Dwight Avenue	\$465,000	\$419,950	\$420,000	90%	100%	56
Sunnyvale	80913484	1042 Westchester Drive	\$1,075,000	\$898,000	\$912,000	85%	102%	77
Sunnyvale	80913682	837 Inverness Way	\$824,995	\$799,995	\$770,000	93%	96%	86
Sunnyvale	80913705	1011 West Mckinley Avenue	\$675,000	\$645,000	\$625,000	93%	97%	125
Sunnyvale	80914213	1110 Lily Avenue	\$599,000	\$470,000	\$470,000	78%	100%	83
Sunnyvale	80914253	1508 Wright Avenue	\$888,888	\$888,888	\$920,000	104%	104%	40
Sunnyvale	80914607	736 Ramona Avenue	\$650,000	\$650,000	\$610,000	94%	94%	39
Sunnyvale	80916182	1191 Pomelo Court	\$1,075,000	\$1,075,000	\$1,019,000	95%	95%	43
Sunnyvale	80916217	870 Ithaca Avenue	\$1,124,888	\$1,098,888	\$1,030,000	92%	94%	234
Sunnyvale	80917178	395 Sunset Avenue	\$750,000	\$670,000	\$650,000	87%	97%	32
Sunnyvale	80918204	498 Vine Avenue	\$432,250	\$432,250	\$520,000	120%	120%	2
Sunnyvale	80918462	1372 Bobolink Circle	\$899,999	\$899,999	\$875,000	97%	97%	17
Sunnyvale	80918523	874 Flin Way	\$879,900	\$879,900	\$879,000	100%	100%	27
Sunnyvale	80918582	1755 Wright Avenue	\$895,000	\$895,000	\$870,000	97%	97%	113
Sunnyvale	80919061	886 Adonis Court	\$775,000	\$770,000	\$700,000	90%	91%	211
Sunnyvale	80919800	790 Blue Sage Drive	\$778,000	\$778,000	\$765,000	98%	98%	7
Sunnyvale	80919801	838 Henderson Avenue	\$725,000	\$725,000	\$700,000	97%	97%	20
Sunnyvale	80919873	873 Azalea Drive	\$800,000	\$800,000	\$780,000	98%	98%	61
Sunnyvale	80919895	1657 Samedra Street	\$1,029,000	\$1,029,000	\$1,015,000	99%	99%	111
Sunnyvale	80920379	654 Santa Paula Avenue	\$439,900	\$439,900	\$469,900	107%	107%	84
Sunnyvale	80920437	1597 Wright Avenue	\$1,048,000	\$1,048,000	\$1,050,000	100%	100%	10

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Sunnyvale	80920860	1360 Bobolink Circle	\$1,088,888	\$1,088,888	\$1,075,000	99%	99%	28
Sunnyvale	80920951	528 Dawn Drive	\$910,000	\$910,000	\$895,000	98%	98%	13
Sunnyvale	80920958	1612 Crow Court	\$1,148,000	\$1,148,000	\$1,100,000	96%	96%	9
Sunnyvale	80920977	955 Cambridge Avenue	\$975,000	\$925,000	\$918,000	94%	99%	35
Sunnyvale	80921391	893 Helena Drive	\$975,000	\$975,000	\$975,000	100%	100%	10
Sunnyvale	80921470	1344 Pauline Drive	\$1,098,000	\$1,098,000	\$1,035,000	94%	94%	33
Sunnyvale	80921559	939 Buckeye Drive	\$808,888	\$798,000	\$785,000	97%	98%	34
Sunnyvale	80921579	178 West Maude Avenue	\$362,499	\$362,499	\$417,000	115%	115%	77
Sunnyvale	80921586	1079 Rembrandt Drive	\$795,000	\$795,000	\$825,000	104%	104%	10
Sunnyvale	80921851	962 Bridgewood Way	\$334,900	\$334,900	\$345,000	103%	103%	1
Sunnyvale	80922020	1021 Heatherstone Way	\$878,000	\$878,000	\$878,000	100%	100%	8
Sunnyvale	80922130	1034 Grape Avenue	\$725,000	\$725,000	\$750,000	103%	103%	14
Sunnyvale	80922186	1573 Mallard Way	\$869,000	\$869,000	\$855,000	98%	98%	9
Sunnyvale	80922580	1434 Pointe Claire Court	\$1,125,000	\$1,125,000	\$1,115,000	99%	99%	12
Sunnyvale	80923312	898 Lois Avenue	\$998,888	\$998,888	\$985,000	99%	99%	7
Sunnyvale	80923375	716 Lois Avenue	\$848,000	\$848,000	\$860,000	101%	101%	8
Sunnyvale	80923794	555 Balsam Avenue	\$429,900	\$429,900	\$470,000	109%	109%	6
Sunnyvale	80924621	947 Rosette Court	\$615,000	\$615,000	\$640,000	104%	104%	9
Sunnyvale	80925270	125 Waverly Street	\$589,000	\$589,000	\$595,000	101%	101%	55
Sunnyvale	80925520	1023 Katrine Court	\$878,600	\$878,600	\$891,600	101%	101%	5
Sunnyvale	80925540	529 Isla Vista Terrace	\$719,988	\$719,988	\$729,000	101%	101%	8
Sunnyvale	80929325	749 Durshire Way	\$925,000	\$925,000	\$950,000	103%	103%	4
			<b>\$797,409</b>	<b>\$771,345</b>	<b>\$756,800</b>	<b>95%</b>	<b>98%</b>	<b>78</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	80907188	231 Pepermint Tree Terrace #3	\$561,773	\$561,773	\$555,500	99%	99%	7
Sunnyvale	80907645	1038 Morse Avenue	\$694,995	\$694,995	\$625,000	90%	90%	110
Sunnyvale	80850626	315 Dunsmuir Terrace #1	\$470,000	\$425,000	\$400,000	85%	94%	141
Sunnyvale	80901006	1033 Scotia Terrace #301	\$479,000	\$439,950	\$435,000	91%	99%	129
Sunnyvale	80902083	422 East Evelyn Avenue #201	\$565,000	\$485,000	\$480,000	85%	99%	111
Sunnyvale	80904050	680 Alberta Avenue #P	\$475,000	\$419,988	\$410,000	86%	98%	120
Sunnyvale	80907349	212 East Red Oak Drive	\$354,950	\$345,000	\$338,500	95%	98%	201
Sunnyvale	80907728	712 San Conrado Terrace #4	\$379,000	\$355,000	\$355,000	94%	100%	85
Sunnyvale	80909694	868 Rosemary Terrace	\$649,900	\$579,900	\$580,000	89%	100%	68
Sunnyvale	80911721	514 Sirte Terrace	\$749,000	\$719,000	\$685,000	91%	95%	85
Sunnyvale	80913687	684 South Garland Terrace	\$599,000	\$599,000	\$590,000	98%	98%	69
Sunnyvale	80914196	865 Carlisle Wy #115	\$498,888	\$498,888	\$501,000	100%	100%	59
Sunnyvale	80914739	1209 Estrada Terrace	\$610,000	\$550,888	\$540,000	89%	98%	53
Sunnyvale	80915085	449 Costa Mesa Terrace #D	\$434,900	\$434,900	\$435,000	100%	100%	16
Sunnyvale	80916780	971 Belmont Terrace #9	\$497,950	\$497,950	\$500,000	100%	100%	23
Sunnyvale	80918542	265 South Bayview Avenue #G	\$565,000	\$565,000	\$556,000	98%	98%	12
Sunnyvale	80919111	1627 Ontario Drive	\$749,888	\$695,000	\$690,000	92%	99%	25

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Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	80920130	952 Bellomo Avenue	\$499,000	\$499,000	\$475,000	95%	95%	38
Sunnyvale	80921473	430 Costa Mesa Terrace #H	\$448,900	\$448,900	\$445,000	99%	99%	28
Sunnyvale	80921869	857 Carlisle Way #129	\$498,888	\$498,888	\$504,888	101%	101%	0
Sunnyvale	80922201	1038 Michelangelo Drive	\$528,000	\$528,000	\$505,000	96%	96%	20
Sunnyvale	80922471	733 West Fremont Avenue	\$489,888	\$489,888	\$505,000	103%	103%	28
Sunnyvale	80923366	1373 Sydney Drive	\$625,000	\$625,000	\$640,000	102%	102%	14
Sunnyvale	80923955	1022 Chula Vista Terrace	\$474,900	\$474,900	\$480,000	101%	101%	17
Sunnyvale	80924303	857 Carlisle Way #130	\$498,888	\$498,888	\$498,888	100%	100%	0
Sunnyvale	80924420	673 Crescent Avenue	\$474,500	\$474,500	\$465,000	98%	98%	16
Sunnyvale	80924650	773 Brea Terrace	\$361,350	\$361,350	\$381,350	106%	106%	14
Sunnyvale	80925513	1276 Crescent Terrace	\$630,000	\$630,000	\$630,000	100%	100%	3
Sunnyvale	80926900	569 Kiholo Terrace	\$599,000	\$599,000	\$580,000	97%	97%	14
			<b>\$533,192</b>	<b>\$517,088</b>	<b>\$509,866</b>	<b>96%</b>	<b>99%</b>	<b>52</b>